



Castle Ibo Farm
Newton-St-Margarets,
Herefordshire
HR2 0RF



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A recently renovated former farmhouse, in a glorious rural location, 3 bedrooms (1 en-suite), planning permission for extension, gardens and paddock about 3 acres.

This charming former stone farmhouse which occupies a superb rural location on the edge of the historic "Golden Valley" with spectacular views from its elevated location, is well placed for access to the Market Towns of Hay-on-Wye (10 miles) and Ross-on-Wye (20 miles) and the Cathedral City of Hereford (13.5 miles). Nearby lie the Black Mountains, Offa's Dyke and the Olchon Valley.

The nearest rural community of Michaelchurch Escley with its primary school, church, cricket field and the renowned riverside Bridge Inn is less than a mile away. The nearby villages of Longtown (4miles) and Peterchurch (4 miles) offer a good range of day-to-day amenities including village shops, post office, public houses, doctors' surgery, primary and secondary schools.

The original 18th Century farmhouse has, in recent years, been comprehensively restored, to a high standard with double glazing and gas (LPG) central heating, modern levels of insulation and has the added benefit of live planning consent for a substantial 2-storey extension and garaging.

We highly recommend an inspection of this unique property in a truly exceptional rural setting.

The whole is more particularly described as follows:-

Ground floor

Door to the Hall

Open Plan Dining/Living Room

With a feature stone fireplace, oak mantle, limestone flooring, understairs storage cupboard, further built-in store cupboards with gas (LPG) central heating boiler, four radiators, double doors with full length side windows to rear.

Kitchen

Farmhouse style oak fronted units with granite worksurfaces and splashbacks, limestone flooring, plumbing for washing machine, 1½ bowl sink unit, smoke alarm, radiator, range cooker with extractor over, windows to the side and rear.

Lounge

Feature stone fireplace with oak mantel, limestone flooring and two radiators, full length windows and door to the rear, hatch to roof space.

Bedroom 3

Radiator, built-in wardrobe, window to front and **En-suite Shower Room** with tiled shower cubicle and mains fitment, wash hand-basin, WC, extractor fan, wall mounted heater.

A hardwood staircase leads from the the Dining/Living Room to the

First floor

Landing

Bedroom 1

Range of built-in furniture with wardrobes, bedside cabinets, radiator and window.

Bedroom 2

Range of built-in wardrobes, radiator, Velux window.

Bathroom

White suite comprising bath with shower, glass screen, wash hand-basin, WC, radiator and window.

Outside

The property is approached by a long sweeping driveway which then leads via gate posts to the front of the property where there is a large gravelled area.

To the rear of the property there is a lawned garden with post and rail fencing and an ornamental pond. Outside lights and water tap. Beyond the garden is a **PADDOCK** with a dingle with mature oak and sycamore trees and a seasonal stream which leads down to the roadside and the whole extends to approximately 3 acres.

Agent's Note

1.. Planning permission is live for a 2-storey extension and construction of a wain-house style carport. Plans are available for inspection on the Herefordshire Council planning portal (numbers 183371 & 180653).

General information

Services

Mains water and electricity are connected. Private drainage system. Telephone (subject to transfer regulations). Gas (LPG) central heating.

Outgoings

Council tax band 'D' - payable 2022/23 £2085.78

Tenure & possession

Freehold - vacant possession on completion.

Directions

From Hereford proceed initially towards Abergavenny on the A465 and then, just past Belmont Abbey, turn right onto the B4349 towards Clehonger. Continue through Clehonger and fork left towards Kingstone (staying on the B4349) and continue past Kingstone High School and at the junction, turn right onto the B4348 towards Hay-on-Wye. After 3.2 miles and, at the staggered crossroads, turn left as signposted Vowchurch, Michealchurch Escley and then continue for 2.6 miles and the driveway to Castle Ibo Farm is on the right.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

JRC FC004966 June 2022 (1)

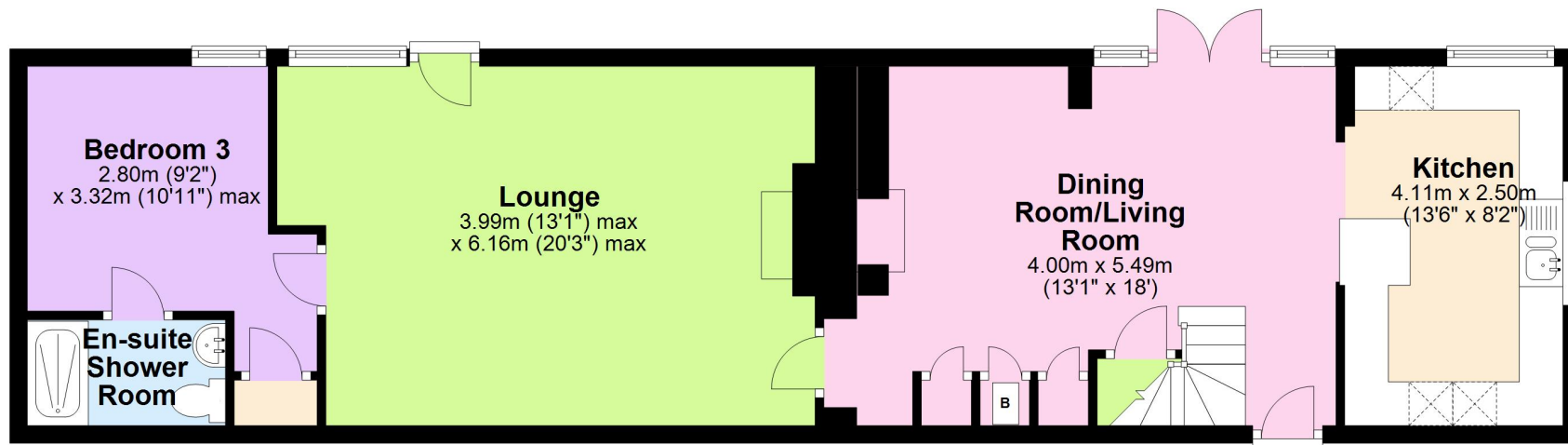
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



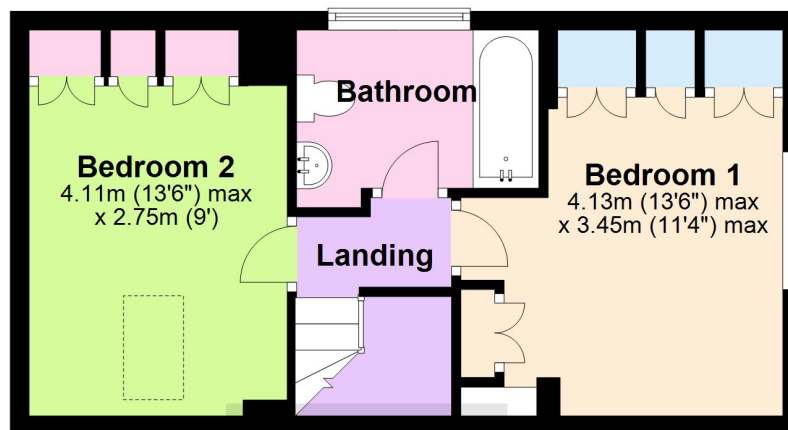




Ground Floor



First Floor



Total area: approx. 102.7 sq. metres (1105.0 sq. feet)

These plans are for identification and reference only. SHED NOT INCLUDED IN TOTAL AREA.
Plan produced using PlanUp.

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